

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 25-6043

| ProductName | Extended |
|----------------------------------|------------------------|
| FISH FISH AND WILDLIFE FILING | \$81.00 |
| # Pages | 5 |
| Document # | 40-02282025-036 |
| Document Info: | SAN LUIS OBISPO COUNTY |
| Filing Type | NOE |
| <hr/> | |
| Total | \$81.00 |
| Tender (On Account) | \$81.00 |
| Account# | CTY |
| Account Name | JE except TX & DSS |
| Balance | \$127,933.00 |
| Comment | 1002629844 |

PLEASE KEEP FOR REFERENCE

2/28/25 11:31 AM mstileto
San Luis Obispo



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 40-02282025-036
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|--|--------------------|
| LEAD AGENCY SAN LUIS OBISPO COUNTY | LEAD AGENCY EMAIL mdenning@co.slo.ca.us | DATE 02/28/2025 |
| COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO | | DOCUMENT NUMBER |

PROJECT TITLE
 GOLDBERG MINOR USE PERMIT N-DRC2023-00052 (ED25-0002)

| | | |
|--|--|--------------------------------|
| PROJECT APPLICANT NAME KENNETH AND LAURA GOLDBERG | PROJECT APPLICANT EMAIL lc.goldberg@yahoo.com | PHONE NUMBER (805) 556-5383 |
| PROJECT APPLICANT ADDRESS 150 PIEDRA SPRINGS ROAD | CITY ARROYO GRANDE | STATE CA |
| | | ZIP CODE 93420 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$81.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED \$ 81.00**

| | |
|-----------------------|---|
| SIGNATURE X | AGENCY OF FILING PRINTED NAME AND TITLE Metta Stiletto, Deputy County Clerk-Recorder |
|-----------------------|---|

Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-02282025-036
 02/28/2025
 FISH
 Pages: 5
 Fee: \$ 81.00
 By mstiletto, Deputy



Project Title and No.: Goldberg Minor Use Permit N-DRC2023-00052 (ED25-0002)

Table with 2 columns: Project Location (1262 Whispering Meadow Lane, Nipomo, California, 93444 (APN 090-012-012)) and Project Applicant/Phone No./Email (Kenneth and Laura Goldberg, (805) 556-5383, L.C.Goldberg@yahoo.com). Applicant Address (Street, City, State, Zip): 150 Piedra Springs Road, Arroyo Grande, California, 93420.

Description of Nature, Purpose and Beneficiaries of Project

A request by Kenneth and Laura Goldberg for a Minor Use Permit (N-DRC2023-00052) to authorize major grading for the construction of an approximately 4,429 square-foot single-story single-family residence, an approximately 1,839 square-foot 4-car garage, and associated site improvements. Additionally, this request includes relocation of the previously approved building envelope for Tract 1516 Lot 10, and construction outside of the proposed building envelope. The grading would result in the disturbance of approximately 1.15 acres on a 10.18-acre parcel. The proposed project is within the Residential Rural land use category and is located at 1262 Whispering Meadow Lane approximately 3 miles north of the Nipomo URL. The project site is in the South County Inland Sub Area of the South County Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status: (Check One)

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
Categorical Exemption. {Sec. ____; Class:}
Statutory Exemption {Sec. ____}
[X] General Rule Exemption. {Sec. 15061(b)(3)} (see GRE form PLN-1124 below)
Not a Project ____

Reasons why project is exempt:

The project would authorize major grading with an area of disturbance of approximately 1.15 acres on a 10.18-acre parcel, including approximately 1,500 cubic yards (cy) of cut, 2,400 cy of fill, and grading on slopes upwards of approximately 22%. The major grading would allow for the construction of a 4,429 square-foot single-family residence, and an 1,829 square-foot 4-car garage, as well as other associated site improvements.

The project is located within the Residential Rural land use category and is not located on previously cultivated agricultural land nor prime soils. The parcel is served by a combination of shared driveways and a County maintained arterial road that is sufficient to serve the proposed use. The project meets all applicable community standards for development and is not located in an area that falls within mapped San Joaquin Kit Fox habitat and therefore does not require related mitigation measures.

Per the applicant supplied Biological Resources Assessment (BRA), completed by Padre Associates, Inc., and dated July 2023, the parcel contains an unnamed blue line drainage, and two clusters of mature coast

live oak trees; however, all features are located outside of the proposed project area. Field surveys included an April 28, 2023 biological survey area (BSA) examination and several Pismo clarkia and Nipomo mesa ceanothus reference site surveys during the months of March 2023 to May 2023 to assist with timing. No USFWS-Designated Critical Habitat overlaps the BSA.

The applicant also provided a BRA Compliance memo that documented compliance with the BRA as the project plans and development footprint were not available at the time of preparation for the original BRA. The memo provided concluded that examination of the entire parcel was included in BRA, with adequate survey of the BSA in April 2023. The memo also concluded that the biological conditions are generally the same as when the survey was complete and recommended that the avoidance and minimization measures recommended in the BRA still apply. No significant effects on the environment are expected to occur.

Additionally, the project is located in an area that has low to medium potential for liquefaction, lateral spreading, or landslide based upon County GIS data. Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence. The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

The applicant submitted a Cultural Resources Survey Report completed by LSA and dated September 16, 2004, and an Updated Phase 1 Archaeological Study Memo completed by Padre Associates, Inc., dated July 12, 2023. The original LSA survey's records search noted that the project area and approximately 50% of the total area within a mile of the project site was previously surveyed, along with the entirety of Tract 1516, during its' original entitlement and that no archaeological sites were identified within the project area. Resulting from County input, the 2004 survey performed a subsequent pedestrian survey, resulting in the findings that noted an absence of any archaeological sites or evidence on the property and the recommendation that no additional work be required to mitigation potential project impacts to cultural resources. The 2023 Padre Associates, Inc. updated survey notes that the records search did not identify any cultural resources within the Project site and concurred that proposed project impacts will not affect cultural resources and no further archaeological study, or monitoring, is warranted – recommending the project proceed as designed.

Therefore, impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, compliance with State Health and Safety Code, State Public Resources Code, and implementation of County Code Section 22.10.040 (Archaeological Resources) would be required and sufficient to address resources discovered. County Code 22.10.040 states:

- A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Additional Information: Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.


Mason Denning (mdenning@co.slo.ca.us)

(805) 781-1298

Lead Agency Contact Person

Telephone

| | |
|--|--|
| If filed by applicant: | |
| 1. Attach certified document of exemption finding | |
| 2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/> | |

Signature: 

Date: January 9, 2025

Name: Mason Denning

Title: Project Manager / Planner

On February 7, 2025

the project was Approved by:

Board of Supervisors

Subdivision Review Board

Other

Planning Commission

Planning Dept Hearing Officer



Notice of Exemption

Notice of General Rule Exemption

Project Title and No.: Goldberg MUP; N-DRC2023-00052; (ED 25-0002)

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

Table with 3 columns: Question, YES, NO. Contains 8 rows of exemption criteria with checkboxes.

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Handwritten signature of Mason Denning

Mason Denning, Project Manager

Date January 9, 2025